

Planning & Sustainability • City of Northampton

resilience | regeneration | design | conservation | placemaking | mobility | accessibility | community development | historic | zoning | GIS | agriculture

Carolyn Misch, AICP, Director • CMisch@NorthamptonMA.gov • 413-587-1287

Northampton Public Hearings

August 24, 2023, 7:00 PM

Agenda for Planning Board Public Hearing at Council Chambers, 212 Main St, Northampton (Teleconference available –See below)

Hearing Details

1. Public Comment may be submitted in the following ways:
 - a. In writing up until 4 PM to cmisch@northamptonma.gov; or
 - b. In person at the hearing during the time the specific hearing is open; or
 - c. Via **chat** function from the teleconference site (See Below) during the time the specific hearing is open. Chat will be enabled for messages going to the Chair and Staff only. All chat comments for the specific hearing will be read by the Chair/Staff after in-person comments are made.
2. For Permit Process, Please See FAQs: <http://www.northamptonma.gov/permit>
3. Hearing Applications may be viewed at: <http://www.northamptonma.gov/pending>
4. For anyone needing visual or audio assistance with this meeting, please contact the City's ADA/§504 Coordinator, Keith Benoit at KBenoit@northamptonma.gov or 413-587-1288.

7:00 PM Announcement of Video Recording & Public Comment on anything not on the agenda

7:00 PM Continuation from 6/22/23 of a Request for Site Plan–Affordable Housing 350-6.12 with two family by City of Northampton, for parcel on Evergreen Rd, Leeds, Map ID 11A-2.

- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met.
- Applicable Code Sections: 350-6.12 ([Affordable Housing](#)) and 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 6/8 and 6/15/2023

7:05 PM Site Plan/Special Permit Affordable Housing creation of more than 6 parking spaces, City of Northampton 196 Cooke Ave, Northampton Map ID 18-22.

Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met for the parking area

- Applicable Code Sections: 350-11.6 ([Site Plan Criteria](#))
- For the Special Permit: Affordable Housing with greater reductions in frontage 350-6.12 for 4 Units Applicable Code Sections: 350-6.12 ([Affordable Housing](#)) and 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 8/10 & 17, 2023

7:35 PM. Special Permit/Major Site Plan *Amendment* shared driveway layout/stormwater, 14,081 sf two-family by Roland Ouellette & Rebecca Allen, 332 Turkey Hill Rd, Florence, Map ID 34-34.



- Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met.
- Applicable Code Sections: 350-11.6 ([Site Plan Criteria](#))
- Hearing Publication Dates: 8/10 & 17, 2023

7:55 PM Major Site Plan 30 unit, 6-story building by Valley CDC, 27 Crafts Ave, Map ID 31D-262.

Site Plan Review: Simple Majority vote required 4 of 7 members. This is a technical permit. The Board must determine that the standards for site plan approval have been met.

- Applicable Code Sections: 350-11.6 ([Site Plan Criteria](#)) 350-22.2 ([CB –Side Street](#))
- Hearing Publication Dates: 8/10 & 17, 2023

8:30 PM Special Permit/Major Site Plan 109-room hotel & 31-unit residential building by Rankin Holdings, LLC, 115 Conz St, Map ID 39A-33.

Special Permit: Super Majority vote required 5 of 7 members. Along with meeting technical details, this is a discretionary permit. The Board must determine that site plan standards for Central Business - Gateway are met along with special permit for footprint size are appropriate.

- Applicable Code Sections: 350-22.3 ([Central Business Gateway](#))
- Hearing Publication Dates: 8/10 & 17, 2023

End of HEARINGS

Other:

Minutes 7/27

ANRs-

Close out of Emerson Way Subdivision

Accessing via Teleconference

[PUBLIC MEETING LINK](#) (Zoom Meeting ID: 995 8703 7174 Passcode: 128860); or

Call 301-715-8592 to access the teleconference **at the scheduled hearing time**. Enter the Meeting ID followed by # and then simply press the # key when asked for a participant ID. To let the host know you have a comment, callers can press *9.